



**NORFOLK CITY PLANNING COMMISSION PUBLIC HEARING AGENDA
FEBRUARY 23, 2017**

The Norfolk City Planning Commission will hold a public hearing on February 23, 2017 at 2:30 p.m. in the City Council Chamber, 11th Floor, City Hall Building, Civic Center, Norfolk, Virginia to consider the following applications:

I. Public Hearing items:

CONTINUED AGENDA

1. **CITY PLANNING COMMISSION**, for a text amendment to section 11-27, "Park Place Residential Overlay District," of the City's *Zoning Ordinance*, in order to clarify the development restriction that prohibits front-loading attached garages.

Staff contact: Bobby Tajan at (757) 664-4756, robert.tajan@norfolk.gov

TO BE WITHDRAWN

2. **RICHARD J. SERPE**, for a change of zoning from HC-G2 (Ghent Historic and Cultural Conservation District) to conditional HC-G3 (Ghent Historic and Cultural Conservation District) at 631 Westover Avenue.

The purpose of this request is to allow for the existing building to be converted into a live/work space to accommodate a law office within the home.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

3. **BAKER'S HOME INC.**, for a special exception to change from one nonconforming use (nursing home) to another nonconforming use (day care center, adult) at 2333 Ballentine Boulevard.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

TO BE CONTINUED TO THE MARCH 23rd, 2017 PUBLIC HEARING

4. **PALACE SHOPS SOUTH, LLC**, for a special exception to permit alternative signage within the Palace Shops and Palace Station at 300-328 W. 20th Street, 301-333 and 300-342 W. 21st Street, 330-404 W. 22nd Street, 341 W. 22nd Street, 2019 Llewellyn Avenue and 2112-2114 DeBree Avenue.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

REGULAR AGENDA

1. **CITY PLANNING COMMISSION**, for the following applications:
 - a. Modify Appendix B in the Table of Contents within *plaNorfolk2030* to adopt by reference the Norfolk Traditional Neighborhoods Plan Book.
 - b. Amend Chapter 4, "Residence Districts," of the *Zoning Ordinance* to include Single Family - Traditional (SF-T) district.
 - c. Change of zoning from R-8 (Single-Family) district and Residential Compatibility Overlay (RCO) district to Single Family – Traditional (SF-T) district.

The purpose of these items is to create development opportunities in the Huntersville area for single family homes on narrow lots that are both compatible with existing architecture and maintain affordability.

Staff contact: Paula Shea at (757) 664-4772, paula.shea@norfolk.gov

2. **SENTARA HEALTHCARE**, for the following applications:
 - a. Amendment to the future land use designation in the general plan, *plaNorfolk2030*, from Single Family Traditional to Commercial at 509 Yoder Avenue, 6012-6044 Benton Street, 500-520 Lucas Avenue.
 - b. Change of zoning from Conditional C-2 (Corridor Commercial) and R-6 (Single-family) to Conditional C-2 at 509 Yoder Avenue, 6012-6044 Benton Street, 500-520 Lucas Avenue, 807 Poplar Hall Drive, and 6015 Poplar Hall Drive.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

3. **CHICK-FIL-A**, for a special exception to operate a commercial drive-through at 6282 Northampton Boulevard.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

4. **RICHARD ROBINSON**, for a special exception to operate an eating and drinking establishment at 409 York Street.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

5. **LONGBOARDS EAST BEACH**, for the following special exceptions at 4521 Pretty Lake Avenue:
 - a. Eating and drinking establishment.
 - b. Sale of alcoholic beverages for off-premises consumption.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

6. **FOOD MART**, for a special exception to operate an establishment for the sale of alcoholic beverages for off-premises consumption at 1011 Kempsville Road.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

7. **LIDL**, for a special exception to operate an establishment for the sale of alcoholic beverages for off-premises consumption at 6440 N. Military Highway.

Staff contact: Colette McDonald (757) 664-6771, colette.mcdonald@norfolk.gov

8. **COASTER COFFEE LLC**, for a special exception to operate an entertainment establishment at 8418 Tidewater Drive.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

9. **JOLLITY AND CO.**, for a special exception to operate an entertainment establishment with alcoholic beverages at 2107-2115 Granby Street.

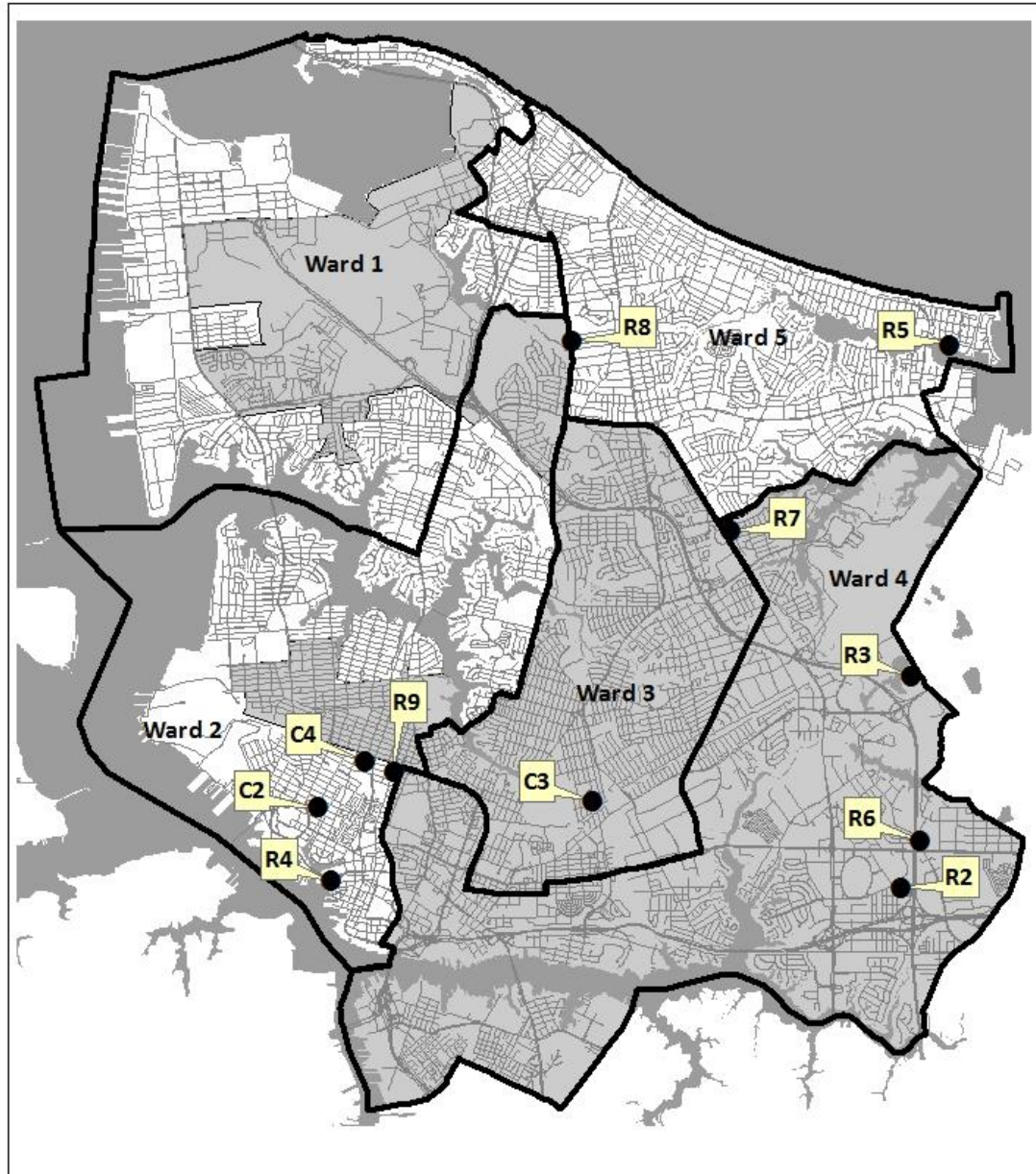
Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

II. New Business:

1. **Adopt 2016 CPC Annual Report**
2. **Initiate Zoning Text Amendment** – Amend section 11-3 “Floodplain/Coastal Hazard Overlay Districts FPCHO” of the City’s *Zoning Ordinance*, in order to clarify requirements for accessory structures.

Maps, plats, and other information concerning the above proposals may be seen at the office of the Department of City Planning, Room 508, City Hall Building, Norfolk, Virginia 23510 or you may telephone (757) 664-4752. All interested parties are invited to be present at the time and place noted above. Additional information may be obtained online at: http://www.norfolk.gov/planning/city_planning_commission.asp

George M. Homewood, AICP, CFM
Executive Secretary



Planning Commission Items
FEBRUARY

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This map is for graphic purposes only.

Map compiled, designed and produced by
the Department of City Planning.